



20 HIGH STREET

— EASTON ON THE HILL —

## CHARACTER SET IN STONE

Crowned by its Collyweston slate roof and a 17th-century sundial set high in the gable, this former village inn holds a timeless place at the heart of Easton on the Hill, a village where rural bliss and community living go hand in hand.



A home of infinite character and surprise, step through into the entrance hallway, where rustic beams and paneled walls set the scene for a home in harmony with its roots, evoking warmth and welcome whilst a quaint staircase turns up to the left-hand.

In the first sitting room, if using warmth, the log-burning stove is within an inglenook fireplace uncovered by the current owners. Curved stone work and Georgian windows providing rose-fringed garden views combine to create a vision of period splendour.

A second reception room, again with log-burning stove beneath a robust traceted-beamed ceiling, could serve well as a formal dining room, awash with light from a sheltered bay window. Original cabinetry dressed in contemporary stone shades provides ample storage.





## SAVOUR THE SPECTACLE

As you make your way to the rear of the home, a private courtyard area sits to one side, the perfect spot for a peaceful morning coffee with the newspapers.

Quarry tiled underfoot, feast your eyes on the country kitchen, with Rangemaster oven, Belfast sink and traditional larder cupboard. Solid wood worktops and rustic beams emanate traditional character, whilst through an opening, the breakfast and dining room opens up. Stone mullion windows meet with French doors to invite daylight through, whilst a vaulted utility room with stable door to the garden awaits beyond.

With a dainty cloakroom at its foot, stairs lead up to the first-floor landing, flooded with light from a tall window at the top, picking out the whorls in the exposed beams that decorate the space.





## BED TIME BECKONS

Privately positioned at the end of the landing, the first of the home's four bedrooms is a true haven. A fiery red cotinus tree flames from beyond the stone mullion window, with exposed stone tracing the walls and a more recently uncovered fireplace beneath the high vaulted ceiling.

The family bathroom, bedecked in beams and stone mullion window, blends contemporary metro tiled shower with roll top bathtub; perfect for a morning spritz or an evening soak.

Cottage windows to either side invite light through into the guest bedroom, a spacious double, whilst adjacent, built-in cabinetry defines the next of the double bedrooms.

Dressed in soft buttery shades reflecting the light, the final bedroom offers sanctuary and solace, served by an elegant en suite dressed in alcoves and exposed timbers behind a pocket door. An original door conceals built-in wardrobe storage.





What we love about the home...

**A home whose presence emanates in every room, the respectfully restored No. 20, High Street blends classic character with the modern luxuries in life, offering the best of country living with excellent connections and a welcoming community on the doorstep.**



### OUTDOOR OASIS

Peace and privacy pervade in the garden at the rear, enclosed in mature trees and shrubs to one side and stone walls opposite.

Manicured lawn flows back, providing plenty of space for children to play and wildlife to flourish. A stone-built store offers outdoor office potential, subject to the relevant permissions while toward the home, a large, sheltered terrace is ideal for al fresco dining.

A detached garage offers plenty of storage, with the pretty courtyard area to the side of the kitchen extension in rambling pink roses, perfect for morning coffee and sundowners.

## THE FINER DETAILS

Freehold  
Detached  
Dates to 1649  
Grade II listed  
Conservation area  
Plot approx. 0.26 acre  
Gas central heating  
Mains electricity, water and sewage  
North Northamptonshire Council,  
tax band F

Ground Floor: approx. 100.1 sq. metres (1,077.8 sq. feet)  
First Floor: approx. 89.7 sq. metres (965.8 sq. feet)  
Total Home: approx. 189.9 sq. metres (2,043.6 sq. feet)  
Outbuildings: approx. 26.6 sq. metres (286.3 sq. feet)



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## OUT AND ABOUT

From No. 20, High Street, step outside and discover the best of country living in Easton on the Hill, with rolling countryside, woodland walks and the open landscapes of the Welland Valley right on the doorstep.

The village itself is a welcoming community, with quiet lanes for dog walks, a village park,

and easy access to nearby footpaths and bridleways, including routes that lead down towards the river and across to Stamford's picturesque meadows.

The charming Grade II-listed Village Hall sits at the heart of community life in Easton on the

Hill, hosting a variety of activities throughout the year, from yoga and exercise classes to art and craft groups, quiz nights, supper clubs and wine-tasting evenings. There is also a cricket club, horticultural society, history group and community orchard, offering further opportunities to get involved in village life.

Schooling options are broad, with well-regarded primary schools locally and a range of sought-after independent and state schools in Stamford and the surrounding villages and market towns.

Everyday essentials are within easy reach, with Stamford offering direct links to Peterborough and onward connections to London.

supermarkets, medical facilities and leisure

amenities. Closer to home, the village has its own post office and local store, and pub, The Bluebell, popular with residents and visitors alike.

**Stamford:** 2.3 miles (7 minutes)  
**Uppingham:** 1.1 miles (19 minutes)  
**Oakham:** 1.2 miles (18 minutes)  
**Peterborough Railway Station:** 1.5 miles (22 minutes)

LOCAL DISTANCES

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